

009.A

0002

0029.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

941,100 / 941,100

USE VALUE:

941,100 / 941,100

ASSESSED:

941,100 / 941,100



PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		LINWOOD ST, ARLINGTON

OWNERSHIP

Unit #: 29

Owner 1:	ORTH ERIC S & ELIZABETH
Owner 2:	
Owner 3:	

Street 1: 29 LINWOOD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SULLIVAN BRIAN TRUSTEE -

Owner 2: SULLIVAN LINWOOD TRUST -

Street 1: 29 LINWOOD ST UNIT 29

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Vinyl Exterior and 2200 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8214			Easemen	-10												

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	933,700	7,400		941,100		312171
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT								Parcel ID	009.A-0002-0029.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	919,200	7400	.		926,600	926,600	Year End Roll	12/18/2019
2019	102	FV	566,700	4600	.		571,300	571,300	Year End Roll	1/3/2019
2018	102	FV	500,300	4600	.		504,900	504,900	Year End Roll	12/20/2017
2017	102	FV	455,400	4600	.		460,000	460,000	Year End Roll	1/3/2017
2016	102	FV	436,900	4600	.		441,500	441,500	Year End	1/4/2016
2015	102	FV	403,700	4600	.		408,300	408,300	Year End Roll	12/11/2014
2014	102	FV	385,200	4600	.		389,800	389,800	Year End Roll	12/16/2013
2013	102	FV	400,700	3000	.		403,700	403,700		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN BRIAN	71515-495	2	8/23/2018		989,000	No	No		
SULLIVAN BRIAN,	56551-25		3/3/2011	Convenience		1	No	No	
SULLIVAN BRIAN,	54733-68		5/26/2010			1	No	No	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
2/4/2016	132	Siding	2,000	2/4/2016				Vinyl siding on fr	5/8/2019	SQ Returned	JO	Jenny O			
10/2/2015	1469	Porch	5,500						7/19/2018	Measured	DGM	D Mann			
									7/23/2013	Info Fm Plan	BR	B Rossignol			
									1/31/2011	NEW CONDO	BR	B Rossignol			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good			GLA=2200.														
Sty Ht: 2 - 2 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 1 - Gable				OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																	
Color: BROWN				A Kits:	Rating:																	
View / Desir: DV - GDV				Frl:	Rating:																	
GENERAL INFORMATION				WSFlue:	Rating:																	
Grade: C+ - Average (+)				COND INFORMATION																		
Year Blt: 1926	Eff Yr Blt:			Location:																		
Alt LUC:	Alt %:			Total Units:																		
Jurisdct: G12	Fact: .			Floor: M - Multi-Level																		
Const Mod:				% Own: 57.000000000																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster				Functional:		%		1	6	3												
Sec Int Wall:		%		Economic:		%																
Partition: T - Typical				Special:		%																
Prim Floors: 3 - Hardwood				Override:		%																
Sec Floors:		%		Total:	10.8 %			Totals														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL						
Subfloor:				Basic \$ / SQ: 295.00				Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:				Size Adj.: 1.12727273																		
Electric: 3 - Typical				Const Adj.: 1.18788123																		
Insulation: 2 - Typical				Adj \$ / SQ: 395.024																		
Int vs Ext: S				Other Features: 82500																		
Heat Fuel: 2 - Gas				Grade Factor: 1.10																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO		Central Vac: NO		Adj Total: 1046709																		
% Com Wall		% Sprinkled:		Depreciation: 113045				Juris. Factor: 1.00		Before Depr: 434.53												
				Depreciated Total: 933665				Special Features: 0		Val/Su Net: 424.41												
								Final Total: 933700		Val/Su SzAd: 424.41												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 009.A-0002-0029.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
3	Garage	D	Y	1 18X19		A	AV	1920	22.31	T	40	102			4,600		4,600					
22	Wood Deck	D	Y	1 16x16		A	AV	2010	9.91	T	7.2	102			2,400		2,400					
19	Patio	D	Y	1 8x8		A	AV	2010	6.00	T	7.2	102			400		400					
More: N	Total Yard Items:	7,400	Total Special Features:		Total:	7,400													AssessPro Patriot Properties, Inc			